

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22128

Property Information

property address: 308 E MARTIN LUTHER KING
legal description: CITY OF BRYAN, BLOCK 33, LOT 3, 4, 5 & 10' OF ALLEY
owner name/address: HUSSAIN, FATEHA & NADIA
5263 FAIRFORD CRESCENT
full business name: Wing Heaven / No name Has Station
land use category: _____ type of business: _____
current zoning: C2 occupancy status: occ/remodeling ← Put in
lot area (square feet): 18750 frontage along Texas Avenue (feet): 125 Comm. 15
lot depth (feet): 150 sq. footage of building: 2298
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 2 building height (feet): 20/12 # of stories: 1/1
type of buildings (specify): Alum. & gas station
Wood frame Wing Heaven
building/site condition: 3
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front
fr = 16 / str side = 26 / prop side = 12 / rear = 66
approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 1 type/material of sign: plastic/metal
overall condition (specify): clean
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 14
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: Bad Asphalt; Concrete on
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: Gen station no landscaping; needs b. corner / edge of property.
Wing House has landscaping

Outside Storage

☒ yes ☐ no (specify) marquee
Jap. fan, microwave, base, ice cream cart,
(Type of merchandise/material/equipment stored) display shelving

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

